

Fill in this information to identify the case:

Debtor Name James Samatas
 United States Bankruptcy Court for the: Northern District of Illinois
 (State)
 Case number: 20-17355

Official Form 426

**Periodic Report Regarding Value, Operations, and Profitability of Entities
 in Which the Debtor's Estate Holds a Substantial or Controlling Interest**

12/17

This is the *Periodic Report* as of 11/30/20 on the value, operations, and profitability of those entities in which a Debtor holds, or two or more Debtors collectively hold, a substantial or controlling interest (a "Controlled Non-Debtor Entity"), as required by Bankruptcy Rule 2015.3. For purposes of this form, "Debtor" shall include the estate of such Debtor.

[Name of Debtor] holds a substantial or controlling interest in the following entities:

Name of Controlled Non-Debtor Entity	Interest of the Debtor	Tab #
Omni Partners	One-Third	

This *Periodic Report* contains separate reports (*Entity Reports*) on the value, operations, and profitability of each Controlled Non-Debtor Entity.

Each *Entity Report* consists of five exhibits.

Exhibit A contains the most recently available: balance sheet, statement of income (*loss*), statement of cash flows, and a statement of changes in shareholders' or partners' equity (*deficit*) for the period covered by the *Entity Report*, along with summarized footnotes.

Exhibit B describes the Controlled Non-Debtor Entity's business operations.

Exhibit C describes claims between the Controlled Non-Debtor Entity and any other Controlled Non-Debtor Entity.

Exhibit D describes how federal, state or local taxes, and any tax attributes, refunds, or other benefits, have been allocated between or among the Controlled Non-Debtor Entity and any Debtor or any other Controlled Non-Debtor Entity and includes a copy of each tax sharing or tax allocation agreement to which the Controlled Non-Debtor Entity is a party with any other Controlled Non-Debtor Entity.

Exhibit E describes any payment, by the Controlled Non-Debtor Entity, of any claims, administrative expenses or professional fees that have been or could be asserted against any Debtor, or the incurrence of any obligation to make such payments, together with the reason for the entity's payment thereof or incurrence of any obligation with respect thereto.

This *Periodic Report* must be signed by a representative of the trustee or debtor in possession.

Debtor Name James Samatas

Case number 20-17355

The undersigned, having reviewed the *Entity Reports* for each Controlled Non-Debtor Entity, and being familiar with the Debtor's financial affairs, verifies under the penalty of perjury that to the best of his or her knowledge, (i) this *Periodic Report* and the attached *Entity Reports* are complete, accurate, and truthful to the best of his or her knowledge, and (ii) the Debtor did not cause the creation of any entity with actual deliberate intent to evade the requirements of Bankruptcy Rule 2015.3

For non-individual Debtors:

X


Signature of Authorized Individual

James Samatas
Printed name of Authorized Individual

Date January 23, 2021
MM / DD / YYYY

For individual Debtors:

X

Signature of Debtor 1

Printed name of Debtor 1

Date _____
MM / DD / YYYY

X

Signature of Debtor 2

Printed name of Debtor 2

Date _____
MM / DD / YYYY

Debtor Name James Samatas

Case number 20-17355

Exhibit A: Financial Statements for Omni Partners

SSee attached

Debtor Name James Samatas

Case number 20-17355

Exhibit A-1: Balance Sheet for Omni Partners as of 11/30/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.

Describe the source of this information.]

See Attached

Debtor Name James Samatas

Case number 20-17355

Exhibit A-2: Statement of Income (*Loss*) for Omni Partners as of 11/30/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

See Attached

Debtor Name James Samatas

Case number 20-17355

Exhibit A-3: Statement of Cash Flows for Omni Partners as of 11/30/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

None

Debtor Name James Samatas

Case number 20-17355

**Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Omni Partners
for period ending 11/30/20**

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

None

Debtor Name James Samatas

Case number 20-17355

Exhibit B: Description of Operations for Omni Partners

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

Omni Partners is an Illinois General Partnership owned by three individuals. The only interest it retains is a 33,000 square foot commercial/retail strip center in Lombard, Illinois. Leases are in place with a number of tenants, however, market conditions remain challenging for further leasing.

Debtor Name James Samatas

Case number 20-17355

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

None

Debtor Name James Samatas

Case number 20-17355

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

There are no such agreements

KEY INVESTMENT & Management Inc.

Real Estate
Brokerage
Leasing
Management

OMNI PARTNERS INCOME STATEMENT Period Ending November 30, 2020

	CURRENT PERIOD	YEAR TO DATE
INCOME		
Rental Income	21,708.30	180,335.17
Reimbursed Build-out	0.00	7,480.00
Reimbursed CAM	5,767.60	31,321.33
Reimbursed Real Estate Taxes	7,048.97	38,040.33
Reimbursed Insurance	0.00	2.00
Administrative Fee	5.00	256.24
Tenant Late Fees (Collected)	0.00	400.00
Tenant NSF Fees (Collected)	0.00	50.00
Reimbursed Water & Sewer	0.00	350.55
Reimbursed Gas	299.94	4,334.30
Reimbursed Electric	0.00	1,616.81
Reim. for Merch. & Materi	1,000.00	1,000.00
TOTAL INCOME	\$35,829.81	\$265,186.73
CAM EXPENSES		
Alarm	255.00	2,184.59
Landscaping	0.00	2,580.34
Property Management	1,553.13	16,598.22
Administrative Fee	10.00	20.00
Electric	306.40	2,862.14
Gas	0.00	256.74
Sewer & Water	29.85	58.95
Refuse	0.00	4,249.41
Roof Repair	0.00	200.00
Snow Removal	0.00	9,625.00
Exterminator	0.00	285.00
Repairs & Maintenance	87.50	4,007.60
Exterior Repairs & Maintenance	0.00	1,380.00
Property Insurance	0.00	6,226.00
Real Estate Taxes	0.00	46,572.41
R.E. Tax Protest Fee (Attorney)	0.00	2,314.76
TOTAL CAM EXPENSES	\$2,241.88	\$99,421.16

OPERATING EXPENSES

Leasing Commissions	2,588.58	25,222.59
Tenant Late Fees (Paid to Key)	0.00	500.00
Administrative Fees	0.00	241.66

www.key-investment.com

1200 S. Highland Ave., Suite 2W, Lombard, IL 60148 Office: 630.932.5757 Fax: 630.932.5755

Integrating real estate investment and property management for over 30 years.

mh
KAP

OMNI PARTNERS
INCOME STATEMENT
Period Ending November 30, 2020

	<u>CURRENT PERIOD</u>	<u>YEAR TO DATE</u>
Window/Door Repair/Cleaning	500.00	1,000.00
Repairs & Maintenance	50.00	1,005.50
HVAC Repair & Maintenance	0.00	1,876.50
Bank Charges	7.17	56.10
Accounting Fees	0.00	9,600.00
Legal Fees	0.00	3,318.00
Ads, Licenses, Permits	275.00	489.24
Signage	7,000.00	7,000.00
Vacant Unit Utilities	149.03	4,009.13
Merchandise and Material	0.00	127.49
Supplies	0.00	112.61
Reimbursable Utilities	203.74	4,347.19
Tenant Improvement	1,685.00	4,539.51
New Tenant Build Out	8,950.00	30,597.16
TOTAL OPERATING EXPENSES	<u>\$23,808.52</u>	<u>\$97,255.18</u>
TOTAL EXPENSES	<u>\$26,050.40</u>	<u>\$196,676.34</u>
NET OPERATING INCOME	<u>\$9,779.41</u>	<u>\$68,510.39</u>
DEBT SERVICE		
PRINCIPAL	0.00	36,435.60
INTEREST	0.00	12,314.88
Theta Financial Interest	0.00	673.14
CASH FLOW	<u>\$9,779.41</u>	<u>\$19,086.77</u>

OMNI PARTNERS
BALANCE SHEET
As of November 30, 2020

ASSETS

CHECKING ACCOUNT	\$33,451.62	
UTILITY DEPOSITS	<u>23.33</u>	
TOTAL ASSETS		<u><u>\$33,474.95</u></u>

LIABILITIES

SECURITY DEPOSITS	<u>41,648.31</u>	
TOTAL LIABILITIES	41,648.31	

OWNER'S EQUITY

CONTRIBUTIONS FROM OWNER	367,648.45	
CURRENT RETAINED EARNING	19,086.77	
RETAINED EARNINGS	<u>(394,908.58)</u>	
TOTAL EQUITY	(8,173.36)	
TOTAL LIABILITY & EQUITY		<u><u>\$33,474.95</u></u>

12/8/2020
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Key Document & Page 1 of 27 Inc.

9:26:40AM
Page 1 of 2**AP Expense Distribution****1300 - Omni Partners****For Cash Account : All
From 11/1/2020 To 11/30/2020**

GL Account			Invoice No.	Check No.	Amount	Account Total
Vchr	Vendor	Description				
7014-0000 Alarm						
01039	JOHCO - Johnson Controls Security	ALARM 12/01/20-2/28/21	35072042	000501	255.00	255.00
7025-0000 Property Management						
01024	KEY - KEY INVESTMENT & MGMT	October Balance Management	OCTBAL	000491	53.13	
01026	KEY - KEY INVESTMENT & MGMT	November Minimum Management	NOVMIN	000491	1,500.00	1,553.13
7027-0000 Administrative Fee						
01025	KEY - KEY INVESTMENT & MGMT	October Admin fee	OCTADMN	000491	10.00	10.00
7030-0000 Electric						
01040	COMED - COMMONWEALTH EDISON	COMED PUBLIC 10/01-11/02	230087490	000500	306.40	306.40
7035-0000 Sewer & Water						
01032	VILLO - VILLAGE OF LOMBARD	9/2/20-10/06/20 Common Water Sewer	54331659	000499	29.85	29.85
7060-0000 Repairs & Maintenance						
01023	MARKA - Mark Kane	Grarbage clean up	10292020	000493	62.50	
01041	MARKA - Mark Kane	Mark Kane Dumbster cleaning	11132020	000503	25.00	87.50
8010-0000 Leasing Commissions						
01021	GLECA - GLENLAKE CAPITAL PARTNER	Lombard Animal Hospital Commissio	457(2nd)	000490	2,588.58	2,588.58
8036-1000 Window/Door Repair/Cleaning						
01038	FISWI - Fish Window Cleaning	Window Cleaning	2674-44079	000497	500.00	500.00
8042-0000 Repairs & Maintenance						
01046	STENO - Steve Norton	Remove Metal sign pole base behind l	11052020	000507	50.00	50.00
8058-0000 Architect						
01022	LEAAR - Leader Architects, LTD	Unit J Permit Drawings	20-127	000492	1,400.00	
01043	RANPR - RANDY B . PRUYN, MCARB,AL	UNIT C Architects drawings	2015-002	000505	1,000.00	2,400.00
8065-0000 Ads, Licenses, Permits						
01027	WESSU - West Suburban Bank	Omni Loan documents exec. 94152	94152	000494	50.00	
01028	WESSU - West Suburban Bank	Loan Modification docs . 94514	94514	000494	50.00	
01029	WESSU - West Suburban Bank	95869/96305/96357 combined loan ex	95869/96305	000494	175.00	275.00
8066-0000 Signage						
01045	BRISI - Bright Signs & Awnings IN	Partial Payment retrofit sign	102119D	000506	7,000.00	7,000.00
8070-0000 Vacant Unit Utilities						
01031	VILLO - VILLAGE OF LOMBARD	Unit B Vacant Water 9/2/20-10/6/20	54142160	000499	14.55	
01034	COMED - COMMONWEALTH EDISON	Unit R Comed 10/01/20-11/02/20	230151459	000496	60.28	
01035	COMED - COMMONWEALTH EDISON	Unit G Comed 10/01/20-11/02/20	230087148	000496	38.29	
01036	COMED - COMMONWEALTH EDISON	Vacant Unit F 10/01/20-11/02/20	230087146	000496	35.91	149.03
8190-0000 Reimbursable Utilities						
01033	VILLO - VILLAGE OF LOMBARD	Unit P&Q Water Sewer 9/2/20-10/06/20	54376895	000499	152.25	
01042	NICOR - Nicor Gas	1300-O NicorGas	4251821	000504	51.49	203.74
8215-0000 Tenant Improvement						
01044	CWBUR - C. W. Burns Co., Inc.	Unit C Plumbing work for Mop Sink l	1368-01	000502	1,685.00	1,685.00
8223-0000 New Tenant Build Out						
01030	NORRE - Northwest Renovations LLC	VIP Tax Build out walls	10262020	000495	2,950.00	
01037	RLCME - RLC Mechanical Corp	Unit J Plumber 1st payment	110220 J	000498	6,000.00	8,950.00
Distribution Total						26,043.23

Account Summary

Account	Account Description	Debit	Credit
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AP Expense Distribution

1300 - Omni Partners

For Cash Account : All

From 11/1/2020 To 11/30/2020

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
7014-0000	Alarm	255.00	
7025-0000	Property Management	1,553.13	
7027-0000	Administrative Fee	10.00	
7030-0000	Electric	306.40	
7035-0000	Sewer & Water	29.85	
7060-0000	Repairs & Maintenance	87.50	
8010-0000	Leasing Commissions	2,588.58	
8036-1000	Window/Door Repair/Cleaning	500.00	
8042-0000	Repairs & Maintenance	50.00	
8058-0000	Architect	2,400.00	
8065-0000	Ads, Licenses, Permits	275.00	
8066-0000	Signage	7,000.00	
8070-0000	Vacant Unit Utilities	149.03	
8190-0000	Reimbursable Utilities	203.74	
8215-0000	Tenant Improvement	1,685.00	
8223-0000	New Tenant Build Out	8,950.00	
1010-0000			
		<u>26,043.23</u>	<u>26,043.23</u>

12/3/2020
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Key Investment & Management Inc.

2:31:59PM
Page 8 of 15**Rent Roll Report**

Property : Omni Plaza

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
1300-A	Hakeem Enterprises, Inc.	1,552.24	1,160	16.06/yr 1.34/mth	10/19/2018	2/28/2022	2,000.00
1300-B	VACANT	840.00	840	12.00/yr 1.00/mth			0.00
1300-C	VIP TAXES & ACCOUNTING INC.	1,240.00	1,240	12.00/yr 1.00/mth	8/11/2020	10/31/2025	1,731.87
1300-D	LOMBARD ANIMAL HOSPITAL	0.00	0	0.00/yr 0.00/mth	9/17/2020	9/30/2022	0.00
1300-E	LOMBARD ANIMAL HOSPITAL	0.00	0	0.00/yr 0.00/mth	9/17/2020	9/30/2022	0.00
1300-F	Primerica	1,450.00	1,100	15.82/yr 1.32/mth	2/01/2020	1/31/2025	2,056.99
1300-G	VACANT	2,100.00	2,100	12.00/yr 1.00/mth			0.00
1300-H	VACANT	1,600.00	1,600	12.00/yr 1.00/mth			0.00
1300-I	Just A Cut Barber Lounge Inc.	1,785.33	1,600	13.39/yr 1.12/mth	5/16/2019	7/31/2022	5,037.78
1300-J	New Hope Tattoo	1,600.00	1,600	12.00/yr 1.00/mth	8/25/2020		2,168.00
1300-K	Jab Fitness	2,933.33	6,400	5.50/yr 0.46/mth	11/21/2019	1/31/2023	6,016.00
1300-L	Jab Fitness	0.00	0	0.00/yr 0.00/mth			0.00
1300-M	Jab Fitness	0.00	0	0.00/yr 0.00/mth			0.00
1300-N	Jab Fitness	0.00	0	0.00/yr 0.00/mth			0.00
1300-O	Dental Office	2,100.00	1,600	15.75/yr 1.31/mth	5/01/2016	4/30/2021	1,600.00
1300-OFFICE	LOMBARD ANIMAL HOSPITAL	6,691.67	7,300	11.00/yr 0.92/mth	9/17/2020	9/30/2022	6,691.67
1300-P	JD Strength	2,400.00	3,200	9.00/yr 0.75/mth	6/26/2016	2/28/2021	2,400.00
1300-Q	JD Strength	0.00	0	0.00/yr 0.00/mth			0.00
1300-R	VACANT	1,600.00	1,600	12.00/yr 1.00/mth			0.00
1300-S	Crossfit Alpha Dog	0.00	0	0.00/yr 0.00/mth			0.00
1300-T	Crossfit Alpha Dog	4,000.00	6,400	7.50/yr 0.63/mth	10/01/2014	5/31/2022	2,333.50
1300-U	Crossfit Alpha Dog	0.00	0	0.00/yr 0.00/mth			0.00
1300-V	Crossfit Alpha Dog	0.00	0	0.00/yr 0.00/mth			0.00

Rent Roll Report

Property : Omni Plaza

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
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PROPERTY TOTALS :

		____Percentage of Occupied Units____	
Total Occupied Rents	25,752.57	Total Occupied Units	19
Total Vacant Rents	6,140.00	Total Vacant Units	4
Total Gross Rents	31,892.57	Total Units	23
Total Square Footage	37,740	Percentage Occupied	83%
Average Rent/Sq. Ft. /Yr.	10.14	____Percentage of Occupied Sq. Feet____	
Average Rent/Sq. Ft. /Mth	0.85	Total Occupied Sq. Feet	31,600
Total Security Deposits	32,035.81	Total Vacant Sq. Feet	6,140
		Total Square Footage	37,740
		Percentage Occupied	84%

12/3/2020
User: DESK12:17:47PM
Page 8 of 14**Delinquency / Aging Report
(Summarized)**Property : Omni Plaza
1300 Lombard, IL 60148

as of 11/30/2020

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	A	Hakeem Enterprises, Inc.	2,000.00	0.24	100.24			(100.00)
CURR	F	Primerica	2,056.99	16,693.01	1,875.00	1,875.00	1,875.00	11,068.01
CURR	I	Just A Cut Barber Lounge Inc.	5,037.78	2,881.06	2,465.33	464.33		(48.60)
CURR	K	Jab Fitness	6,016.00	17,555.00	5,653.33	5,653.33	5,653.33	595.01
CURR	O	Dental Office	1,600.00	56.49	56.49			
CURR	T	Crossfit Alpha Dog	2,333.50	8,200.00	4,000.00	4,000.00	200.00	
PROPERTY TOTALS			19,044.27	45,385.80	14,150.39	11,992.66	7,728.33	11,514.42



KEY INVESTMENT
& Management Inc.

Real Estate
Brokerage
Leasing
Management

OMNI PARTNERS
INCOME STATEMENT
Period Ending December 31, 2019

	<u>CURRENT PERIOD</u>	<u>YEAR TO DATE</u>
INCOME		
Rental Income	15,034.25	138,314.03
Reimbursed CAM	2,251.00	21,579.33
Reimbursed Legal Fees	0.00	65.00
Reimbursed Real Estate Taxes	2,593.97	21,194.34
Sale of Tenant Equipment	0.00	700.00
Administrative Fee	15.61	15.61
Tenant Late Fees (Collected)	0.00	607.32
Reimbursed Water & Sewer	0.00	111.89
Reimbursed Gas	1,650.50	4,825.52
Reimbursed Repairs	0.00	707.52

TOTAL INCOME	\$21,545.33	\$188,120.56
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CAM EXPENSES		
Janitorial	0.00	1,083.23
Alarm	255.00	5,191.47
Landscaping	408.00	6,040.71
Property Management	1,500.00	16,500.00
Electric	2,042.91	5,484.53
Gas	0.00	1,761.19
Sewer & Water	0.00	18.80
Refuse	451.35	7,024.39
Roof Repair	0.00	878.40
Snow Removal	2,350.00	7,020.00
Exterminator	57.00	627.00
Repairs & Maintenance	0.00	4,323.65
Exterior Repairs & Maintenance	0.00	14,073.10
HVAC Repair & Maintenance	0.00	764.18
Property Insurance	833.40	10,572.90
Real Estate Taxes	0.00	97,745.92
R.E. Tax Protest Fee (Attorney)	0.00	775.83

TOTAL CAM EXPENSES	\$7,897.66	\$179,885.30
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OPERATING EXPENSES

Leasing Commissions	www.key-investment.com	4,436.38	37,739.49
Tenant Late Fees (Paid to Key)		100.00	540.93
Window/Door Replacement		0.00	389.52
Window/Door Repair/Cleaning		0.00	1,318.00

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Real Estate
Brokerage
Leasing
Management

OMNI PARTNERS
INCOME STATEMENT
Period Ending December 31, 2019

	<u>CURRENT PERIOD</u>	<u>YEAR TO DATE</u>
Repairs & Maintenance	950.00	30,602.12
HVAC Repair & Maintenance	0.00	1,084.95
Parking Lot Repair	0.00	2,825.00
Bank Charges	0.00	3,467.89
Refinance Charges	0.00	814.00
Accounting Fees	3,600.00	7,645.00
Legal Fees	785.00	1,750.00
Ads, Licenses, Permits	0.00	554.65
Signage	0.00	2,445.00
Vacant Unit Utilities	756.33	16,752.02
Merchandise and Material	202.71	1,926.19
Supplies	0.00	2,975.50
Reimbursable Utilities	1,157.70	5,205.05
Water & Sewer	83.04	409.81
Tenant Improvement	0.00	4,568.00
TOTAL OPERATING EXPENSES	<u>\$12,071.16</u>	<u>\$124,393.12</u>
TOTAL EXPENSES	<u>\$19,968.82</u>	<u>\$304,278.42</u>
NET OPERATING INCOME	<u>\$1,576.51</u>	<u>(\$116,157.86)</u>
DEBT SERVICE		
PRINCIPAL	12,351.80	57,526.93
INTEREST	12,023.44	80,231.42
Theta Financial Interest	231.86	2,961.82
CASH FLOW	<u>(\$23,030.59)</u>	<u>(\$256,878.03)</u>

OMNI PARTNERS
BALANCE SHEET
As of December 31, 2019

ASSETS

CHECKING ACCOUNT	<u>(\$3,731.06)</u>
TOTAL ASSETS	<u><u>(\$3,731.06)</u></u>

LIABILITIES

SECURITY DEPOSITS	<u>40,570.52</u>
TOTAL LIABILITIES	40,570.52

OWNER'S EQUITY

CONTRIBUTIONS FROM OWNER	350,607.00
CURRENT RETAINED EARNING	(256,878.03)
RETAINED EARNINGS	<u>(138,030.55)</u>
TOTAL EQUITY	(44,301.58)
TOTAL LIABILITY & EQUITY	<u><u>(\$3,731.06)</u></u>

1214003425
WSB AS TRUSTEE DTD 01/12/87 TRUST 68011
C/O KEY INVESTMENT & MANAGEMENT INC
1263 S HIGHLAND AVE STE 2W
LOMBARD IL 60148-4527

COMMERCIAL MORTGAGE NON REIT Loan Statement

- - - - - Payment Information - - - - -
Account Number 5193647278
Payment Due Date 01/01/2020
Amount Due *** 12,187.62 ***
If payment is received after 01/11/2020,
609.38 late fee will be charged.
The payment due will be charged to your
Checking Account 2200014783

- - - - - Account Information - - - - - - - - - Explanation of Amount Due - - - - -
Outstanding Principal 1,511,581.52 Principal 6,000.77
Interest Rate 4.750000 Interest 6,186.85
Regular Payment 12,187.62
Total Amount Due *** 12,187.62 ***

Collateral/Property: 1300 S MAINT STREET

- - - - - Past Payments Breakdown - - - - -
Paid Last Period Paid Year to Date
Principal 6,175.90 40,245.59
Interest 6,011.72 60,093.28
Escrow .00 .00
Fees and Charges .00 .00
Total 12,187.62 100,338.87

- - - - - Transaction Activity Since Your Last Statement - - - - -
Date Description Payment Split Interest Transaction Principal
Amount Balance
11/15/2019 Balance Last Statement 1,517,757.42
12/06/2019 Regular Payment 6,175.90 6,011.72 12,187.62 1,511,581.52
12/14/2019 Balance This Statement 1,511,581.52

- - - C o n t i n u e d - - -



Omni

1231036654
 WSB AS TRUSTEE DTD 01/12/87 TRUST 6804
 C/O KEY INVESTMENT & MANAGEMENT INC
 1263 S HIGHLAND AVE STE 2W
 LOMBARD IL 60148-4527

Statement of COMMERCIAL MORTGAGE NON REIT Note
 From 04/01/19 Thru 12/31/19

REMINDER: IT IS YOUR OBLIGATION TO MAINTAIN HOMEOWNERS INSURANCE ON YOUR LOAN.
 SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE PLEASE CONTACT OUR LOAN SERVICING DEPARTMENT AT (630) 652-2751.

Posting Date	Payment Due Date	Principal	Interest	Payment Amount	Principal Balance
04/01/19				1,551,827.11	1,551,827.11
04/09/19				6,789.24	
05/01/19	05/01/19	5,710.77	6,789.23	12,500.00	1,546,116.34
06/11/19	06/01/19	5,510.27	6,989.73	12,500.00	1,540,606.07
07/08/19	07/01/19	5,751.82	6,748.18	12,500.00	1,534,854.25
08/01/19	08/01/19	5,555.32	6,944.68	12,500.00	1,529,298.93
09/11/19	09/01/19	5,586.30	6,913.70	12,500.00	1,523,712.63
10/11/19				6,674.39	
11/06/19	11/01/19	5,955.21	6,232.41	12,187.62	1,517,757.42
12/06/19	12/01/19	6,175.90	6,011.72	12,187.62	1,511,581.52
12/31/19	01/01/20	6,000.77	6,186.85	12,187.62	1,505,580.75

Principal Balance as of 04/01/19: 1,551,827.11
 Principal Increase This Period: (+) .00
 Principal Paid This Period: (-) 46,246.36
 Principal Balance as of 12/31/19: (=) 1,505,580.75
 Interest Paid This Period: 66,280.13



1231036653
 OMNI PARTNERS
 1263 S HIGHLAND AVE STE 2W
 LOMBARD IL 60148-4527



Statement of COMMERCIAL MORTGAGE NON REIT Note
 From 01/01/19 Thru 12/31/19

=====

REMINDER: IT IS YOUR OBLIGATION TO MAINTAIN HOMEOWNERS INSURANCE ON YOUR LOAN.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE PLEASE CONTACT OUR LOAN SERVICING DEPARTMENT AT (630)652-2751.

=====

Posting Date	Payment Due Date	Principal	Interest	Payment Amount	Principal Balance
01/01/19					Beginning Balance
02/01/19	02/01/19	5,661.11	6,838.89	12,500.00	1,563,174.10
03/01/19	03/01/19	5,685.88	6,814.12	12,500.00	1,557,512.99
04/11/19	PAYOFF	1,551,827.11	.00	1,551,827.11	1,551,827.11

Principal Balance as of 01/01/19:		1,563,174.10
Principal Increase This Period:	(+)	.00
Principal Paid This Period:	(-)	1,563,174.10

Principal Balance as of 12/31/19:	(=)	.00
Interest Paid This Period:		13,653.01

06-19-201-018
 OMNI PLAZA
 1263 S HIGHLAND AVE
 UNIT 2W
 LOMBARD IL 60148-4527

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	\$48,872.96
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	49,606.05
JUL 1 THRU 31	50,339.15
AUG 1 THRU 31	51,072.24
SEP 1 THRU 30	51,805.34
OCT 1 THRU 31	52,538.43
NOV 1 THRU 13	53,271.53

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

1061920101866011000488729641

06-19-201-018
 OMNI PLAZA
 1263 S HIGHLAND AVE
 UNIT 2W
 LOMBARD IL 60148-4527

2

ON OR BEFORE:	PAY:
SEP 3, 2019	\$48,872.96
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	49,606.05
OCT 1 THRU 31	50,339.15
NOV 1 THRU 13	51,082.24 *

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

2061920101866011000488729642

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
		** COUNTY **		
.1052	1,218.08	COUNTY OF DU PAGE	.1007	1,185.93
.0227	262.83	PENSION FUND	.0217	255.55
.0340	393.67	COUNTY HEALTH DEPT	.0330	388.63
.0130	150.52	PENSION FUND	.0119	140.14
.1207	1,397.56	FOREST PRESERVE DIST	.1180	1,389.67
.0099	114.63	PENSION FUND	.0098	115.41
.0166	192.20	DU PAGE AIRPORT AUTH	.0146	171.94
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0417	482.83	YORK TOWNSHIP	.0411	484.03
.0051	59.05	PENSION FUND	.0049	57.70
.0438	507.15	YORK TWP ROAD	.0429	505.22
.0018	20.84	PENSION FUND	.0020	23.55
.1670	1,933.65	VLG OF LOMBARD	.1923	2,264.69
.4580	5,303.09	PENSION FUND	.4228	4,979.27
.3894	4,508.78	LOMBARD PARK DIST	.3826	4,505.84
.0355	411.04	PENSION FUND	.0349	411.01
.4754	5,504.56	HELEN PLUM LIBRARY	.4683	5,515.12
		** EDUCATION **		
3.8200	44,231.01	GRADE SCHOOL DIST 44	3.7392	44,036.18
.1501	1,737.97	PENSION FUND	.1440	1,695.87
2.2959	26,583.76	HIGH SCHOOL DIST 87	2.2413	26,395.56
.0443	512.94	PENSION FUND	.0421	495.80
.2431	2,814.92	COLLEGE DU PAGE 502	.2317	2,728.81
8.4932	98,341.08	TOTALS	8.2998	97,745.92

Mailed to:
 OMNI PLAZA
 1263 S HIGHLAND AVE
 UNIT 2W
 LOMBARD IL 60148-4527

Property Location:
 MAIN ST
 LOMBARD, 60148

Township Assessor:
 YORK
 630-627-3354

Tax Code:
 6011

Property Index Number:
 06-19-201-018

TIF Frozen Value	
Fair Cash Value	
Land Value	716,510
+ Building Value	461,180
= Assessed Value	1,177,690
x State Multiplier	1.0000
= Equalized Value	1,177,690
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	1,177,690
x Tax Rate	8.2998
= Total Tax Due	97,745.92
- Less Advance Payment	0.00
= Net Tax Due	97,745.92

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

* S OF A FACTOR 1.0494

RECEIVED
 MAY 06 2019



2018 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
 Telephone - (630) 407-5900

TO WHOM PAID		Case 20-17355 Doc 82 Filed 02/04/21 Entered 02/04/21 16:58:15 Desc Main Document Page 26 of 27		36-2481667		1,563,174.10	
 <p>WEST SUBURBAN BANK 701-711 S MEYERS RD LOMBARD IL 60148</p>		<p>Payer's/Borrower's TIN</p> <p>XX-XXX6160</p>		<p>3 Mortgage origination date</p> <p>03/14/2007</p>			
		<p>1 Mortgage interest received from payer(s)/borrower(s)</p> <p>13,653.01</p>		<p>4 Refund of overpaid interest</p>			
		<p>CORRECTED (if checked) <input type="checkbox"/></p>					
BY WHOM PAID							
<p>2019</p> <p>FORM 1098</p>		<p>0113003337 OMNI PARTNERS 1263 S HIGHLAND AVE STE 2W LOMBARD IL 60148-4527</p>				<p>5 Mortgage insurance premiums</p>	
						<p>6 Points paid on purchase of principal residence</p>	
						<p>7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8. <input type="checkbox"/></p>	
<p>Mortgage Interest Statement</p> <p>Copy B For Payer/Borrower</p> <p>OMB No. 1545-1380</p>		<p>*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.</p> <p>8 Address or description of property securing mortgage (see instructions)</p> <p>1300 S MAIN STREET LOMBARD IL 60148</p>		<p>9 Number of properties securing the mortgage</p>			
<p>Account number (see instructions)</p> <p>283606</p>		<p>10 Other</p> <p>LOAN XXXXXX1023</p>		<p>11 Mortgage acquisition date</p>		<p>The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6, or because you didn't report the refund of interest (box 4), or because you claimed a non-deductible item.</p>	

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Form 1040, Schedule A, C, or E for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances. **Caution:** If you prepaid interest in 2019 that accrued in full by January 15, 2020, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2019 even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1, 2019. If the mortgage originated in 2019, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2019, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your 2019 Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the 2019 Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. This is the address or description of the property securing the mortgage. **Box 9.** If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in 2019, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.



WEST SUBURBAN BANK
701-711 S MEYERS RD
LOMBARD IL 60148

36-2481667

1,551,827.11

Payer's/Borrower's TIN

XX-XXX6160

3 Mortgage origination date

04/01/2019

1 Mortgage interest received from payer(s)/borrower(s)

66,280.13

4 Refund of overpaid interest

CORRECTED (if checked) ☐

BY WHOM PAID

2019

FORM 1098

0113003336
OMNI PARTNERS
C/O KEY INVESTMENT & MANAGEMENT INC
1263 S HIGHLAND AVE STE 2W
LOMBARD IL 60148-4527



5 Mortgage insurance premiums

6 Points paid on purchase of principal residence

7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8. ☐

9 Number of properties securing the mortgage

Mortgage Interest Statement

Copy B
For Payer/Borrower

OMB No. 1545-1380

*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

8 Address or description of property securing the mortgage (see instructions)

300 S MAIN STREET
LOMBARD IL 60148

Account number (see instructions)

283951

10 Other

LOAN

XXXXXXX7278

11 Mortgage acquisition date

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a non-deductible item.

L-1098

Keep this copy for your records.

www.irs.gov/Form1098

Department of the Treasury - Internal Revenue Service

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

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Box 11. If the recipient/lender acquired the mortgage in 2019, shows the date of acquisition.

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